



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** March 24, 2022

**Project:** North Alabama Family Psychiatry & Counseling (Site Plan 2022-001)

**Applicant:** CROY Engineering, LLC

**Property Owner:** EBC Capital Holdings, LLC

**Location:** South of Madison Boulevard, East of J.E. Briscoe Way

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### Request Summary

This is a request for a site plan for a 12,500 square foot office building on 1.07 acres.



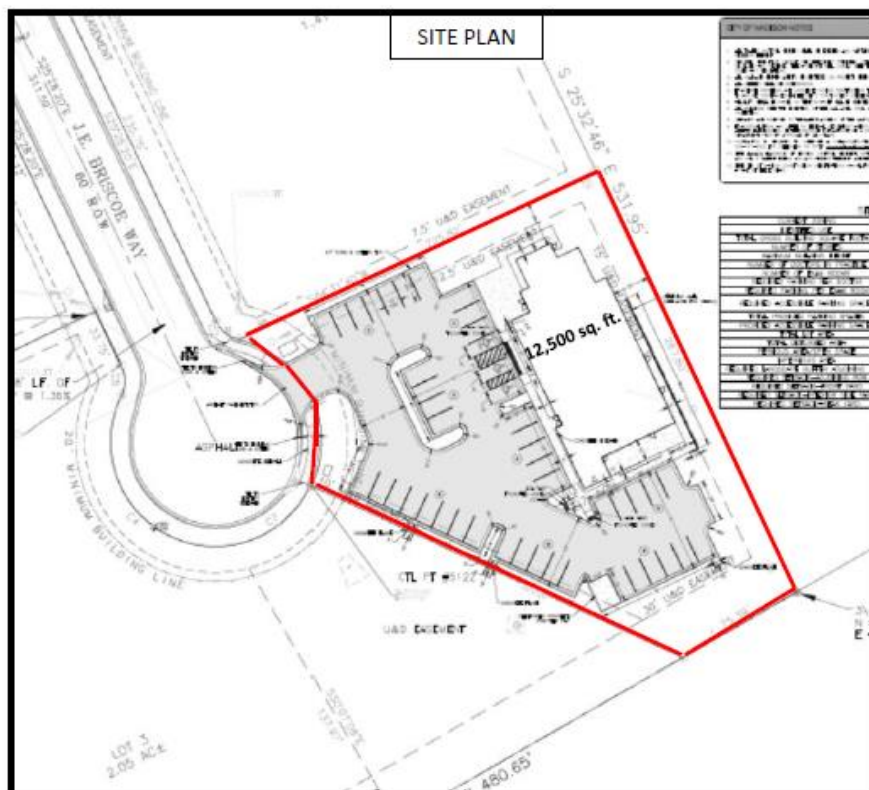
### Recommendation

Motion to:

“Approve the Site Plan for North Alabama Psychiatry & Counseling (SP2022-001) with contingencies.”

## **Project Request**

This is a site plan to construct a 12,500 square foot medical office building that will have seven treatment rooms and accommodate 20 doctors. A total of 45 parking spaces will be provided for customers and employees.

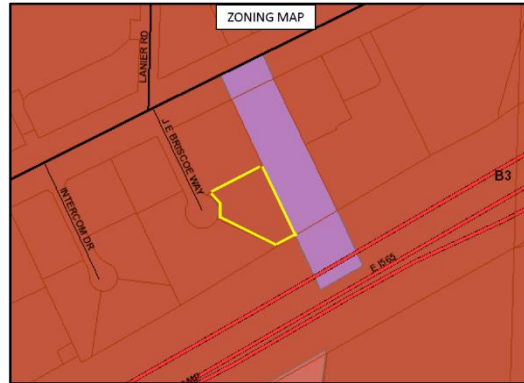


## **General Information**

**Background:** Not Applicable.

**Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>Future Land Use Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	C (Commercial)	B3 (General Business)	Undeveloped
North and West of Subject Property	C	B3	Restaurant and medical office under construction
East of Subject Property	C	M1 (Restricted Industrial)	Lift equipment
South of Subject Property (across I-565)	C	UC	Apartments



**Conformance with Long Range Plans:**

1. Future Land Use Map  
The Future Land Use Map designates the property C (Commercial). The underlying zoning of B3 and proposed development are in harmony with this land use.
2. West Side Master Plan. Not Applicable
3. Growth Plan  
The site is within the I-565 Key Development Area. There are no recommendations relevant to the subject property.
4. Parks & Recreation Master Plan. Not Applicable

**Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

**Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

**Analysis**

The proposed site plan will provide space for medical professionals to practice. The employees and patients will add customers of retail products sold on Madison Boulevard. The site plan meets all applicable regulations. Staff recommends approval.

**Attachments**

1. Recommended Technical Review Committee Contingencies for North Alabama Psychiatry & Counseling/Site Plan
2. Site Plan dated and received March 9, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
North Alabama Psychiatry & Counseling                      Site Plan

Planning Department

1. Submit a detail of all outdoor light fixtures

Engineering Department

1. Submit copy of approved ADEM permit